



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR BETH DELBUONO

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NEWINGTON TOWN COUNCIL REGULAR MEETING MINUTES

Tuesday, July 14, 2020

This meeting was be presented as a Zoom Webinar/Meeting

Mayor DelBuono called the meeting to order at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Anest
Councilor Braverman
Councilor Budrejko
Councilor Camillo
Councilor Donahue
Councilor Manke
Councilor Miner
Councilor Nagel
Mayor DelBuono

Also present:

Keith Chapman, Town Manager
Paul Boutot, Chief Information Officer
Craig Minor, Town Planner
James Krupinski, Town Clerk
Susan Gibbon, Council Clerk

III. APPROVAL OF AGENDA

Motion to approve the agenda, as amended by adding two proclamations by Councilor Manke, seconded by Councilor Camillo. Motion passed unanimously.

IV. AWARDS/PROCLAMATIONS

A. Police Retirement – Lt. Michael Morgan

Introduced by Mayor DelBuono

WHEREAS, Michael Morgan was hired as a Police Officer for the Town of Newington in August 3, 1998; and

WHEREAS, Officer Morgan was appointed to Emergency Response Team in June 2001-July 2011; and

WHEREAS, Officer Morgan was appointed to Field Training Officer in June 2001; and

WHEREAS, Officer Morgan was appointed to Youth-Adult Council in November 2000; and

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WHEREAS, Officer Morgan was appointed Detective/Criminal & Youth Investigator in September 2003; and

WHEREAS, Officer Morgan was appointed Temporary SRO & Youth Adult Council in December 2005, as well as promoted to Sergeant in the Patrol Division February 2006; and

WHEREAS, Sergeant Morgan transferred to Administration in May 2008 then transferred to Support Services in February 2009 ; and

WHEREAS, Sergeant Morgan was promoted to Lieutenant in the Patrol Division September 2010; and

WHEREAS, Lieutenant Morgan was appointed to Support Services and Patrol in April 2012; and

WHEREAS, Lieutenant Morgan was appointed to Detective Division in October 2012; and

WHEREAS, Lieutenant Morgan was appointed Senior Firearms Instructor in August 2013; and

WHEREAS, Lieutenant Morgan was appointed to Patrol Division in September 2018; and

WHEREAS, Lieutenant Morgan received letters of Recognition in September 1999 and 2001; and

WHEREAS, Lieutenant Morgan received an Outstanding Performance Award for Arrest/Investigation of the Month in June 2002, as well as the Distinguished Services Award in February 2006; and

WHEREAS, Lieutenant Morgan received a Bachelor of Arts in Sociology from Central Connecticut State University in August 2011, also he attended the Federal Bureau of Investigation, New England Law Enforcement Executive Development Seminar in February 2013 ; and

WHEREAS, Lieutenant Morgan received commendation letters from surrounding police departments including West Hartford, Vernon, South Windsor, Glastonbury, Bloomfield, Guilford, New Britain and the New Jersey Critical Incident Stress Management Team; and

WHEREAS, Lieutenant Morgan received commendation letters recognizing his outstanding performance; and

WHEREAS, Lieutenant Morgan received various letters and thank you notes of appreciation from residents and citizens; and

NOW THEREFORE BE IT RESOLVED, that the Mayor on behalf of Newington Town Council hereby recognizes and extends its sincere appreciation to Lieutenant Michael Morgan for his professional service and dedication to the Town and wishes him the best in his retirement.

Seconded by Councilor Manke. Motion passed 9-0.

- Councilor Budrejko stated that she wanted to give her appreciation to Lt. Morgan for the many years of dedication and service to Newington. He handled his job with competence and integrity and was one of the finest of Newington's finest. Wish him best wishes in his new endeavor. Glad to know that he will still be in Newington, although in a different capacity, but will still be working for the safety and wellbeing of our citizens. It is a bittersweet situation; sure he is going to do well in his new position.
- Councilor Manke stated that he echoes Councilor Budrejko's comments. Never have seen proclamation with so many whereas' before. Wish him well on his retirement and best of luck in his new position with the town and that he will still be a part of the community.
- Councilor Camillo stated that he agrees with all of you and that he has known Mike [Morgan] his whole life. Just want to say thank you Michael Morgan.
- Councilor Nagel stated that he wanted to voice his appreciation for all the hard work Lt. Morgan has done in Newington over the years. He has been commended for his outstanding work.
- Mayor DelBuono stated that she is pleased to know Lt. Morgan as a Newington police officer and he has always treated me with the upmost professionalism in every capacity. He is an outstanding officer as

stated in all the whereas'. Pleased that he will be staying in Newington and serving our community. Thank you for all you have done.

B. Proclamation - Americans with Disabilities Act - 30th Anniversary

Introduced by Mayor DelBuono

WHEREAS; the Americans with Disabilities Act (ADA) was signed into law 30 years ago on July 26th, 1990 by President George H.W. Bush, and

WHEREAS; Newington, CT affirms the principals of equality and inclusion for persons living with disabilities as set forth for the State of Connecticut and as embodied in the ADA, the laws of the State of Connecticut and ordinances of Newington, CT, and

WHEREAS; the ADA has transformed the lives of the more than 61 million American people living with disabilities, and

WHEREAS; the ADA has promoted equal access to employment, government services, public accommodations, commercial facilities, and public transportation, and

WHEREAS; the ADA has prohibited discrimination against people living with disabilities, and

WHEREAS; the ADA has guaranteed that people living with disabilities have the same opportunities as everyone else to participate in the mainstream of American life, and

WHEREAS; the ADA has sought to educate the general public about accommodating persons living with a disability, and

WHEREAS; numerous organizations in Newington, CT work with constituents and communities to bring forth the promise of hope and freedom that is envisioned by the passage of the ADA,

NOW THEREFORE, BE IT PROCLAIMED; the Newington Town Council renew our commitment to empowering Americans with disabilities through equal access so they can achieve their full potential and have every opportunity to realize the American Dream while we hereby extend greetings and best wishes to all observing July 26, 2020, as Americans with Disabilities Act Awareness Day.

Seconded by Councilor Manke. Motion passed 9-0.

- Mayor DelBuono stated that she is pleased that we are affirming our dedication to the ADA act and to guarantee that our residents are all treated with equal access in every way and is pleased that we continue to do this annually and make sure that we are paying attention to this act and giving it its due justice.

C. Proclamation - NRPA – July is National Parks and Recreation Month

Introduced by Mayor DelBuono

WHEREAS; the Newington Parks and Recreation Department was founded in 1956 with the goal to make Newington a better place to live, work, and play, and

WHEREAS; July is deemed National Parks and Recreation Month by the National Recreation and Parks Association, and

WHEREAS; The Newington Parks and Recreation Department touches the lives of every single one of Newington's 30,000 residents throughout their lifetime through programs, events, grounds maintenance, parks, and so much more; and

WHEREAS; Our mission is to bring business, education, and social services together to provide the best accessible programs, parks, facilities, and services to all people, and

WHEREAS; the Newington Parks and Recreation Department has over 1000 programs to bring to Newington residents each year that garner over 8,000 registrations, and

WHEREAS; the Department brings residents countless events throughout the year and has been awarded the very prestigious Program of Merit Award for their two largest events; the Life. Be in it. Extravaganza and Motorcycle Madness, by the Connecticut Recreation and Parks Association; and

WHEREAS; the Recreation Division accommodates over 46,000 visits annually to the Mortensen Community Center, and

WHEREAS; the Department has forged essential public/private partnerships with numerous organizations and businesses in Newington, CT and surrounding towns that help to make our events and programming possible;

NOW THEREFORE, BE IT PROCLAIMED; the Newington Town Council recognizes the vital role that Parks and Recreation plays in their local communities and joins with every resident of the great town of Newington to celebrate the outstanding Parks and Recreation Department's accessible programs and facilities.

Seconded by Councilor Manke. Motion passed 9-0.

- Councilor Budrejko stated that she didn't realize that the program started in Newington in 1956 and that she has many fond memories of the programs. Remember Bob Stanley; we are very lucky to have very good Parks and Recreation directors. This tradition of inclusiveness in programming has been carried on by our current Parks & Rec. director, Mr. DeMaio. Newington should be proud of its Parks & Rec. department and it being an important service offered by the town.
- Councilor Donahue stated that his kids participated in Newington Parks & Rec programs, as he did many years ago. It's a good program, and good for the town and would like to see it continue to 2056.
- Councilor Manke stated that he thinks the Parks & Rec department is outstanding. It does a great job of bringing our community together and providing services for people of all ages. Congratulate them on this.
- Mayor DelBuono stated she wanted to congratulate Newington's Park & Recreation department. It is apropos that a good portion of the resolution acknowledges accessibility to all residents, given we are celebrating the ADA Act as well. Mr. DeMaio strives to make sure that our programs and facilities are as accessible as we can make them and there is a continued promise to work on that. Please do honor our Parks and Recreation department, they do an outstanding job and are a shining star for our community.

V. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)
(4 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)

A. Public Comments

- None

B. Email Correspondence

- None

VI. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- None

VII. CONSIDERATION OF OLD BUSINESS

A. Health Update – COVID-19

- Town Manager Chapman stated that COVID-19 very active in the rest of the country; CT doing well, feel it is the calm before storm. Still operating under emergency declaration and in preparation for the new building, we have installed glass for the protection of our employee and the general public, so when the new town hall opens, protection will be in place. Hopefully we will be reimbursed by FEMA for the cost. No employees infected; continue to have employees working from home; more coming into the office.

- Councilor Budrejko stated that many of Newington's cases were from long-term care and assisted living facilities. Are you keeping a hand on what the status is at those facilities?
- Town Manager Chapman stated that he looks at a report every day and while there is a sharp decline in the number of cases, and the facilities have control of the situation and while there are sharp reduction, there are still some cases.
- Councilor Nagel asked whether Mr. Chapman has heard anything from the Board of Ed or superintendent of schools regarding her employees and are there any new specifics and concern by parents about the reopening of schools.
- Town Manager Chapman stated that the most recent discussion he has had with the superintendent is that she is preparing the schools to be opened and she is preparing for the schools to be closed, it's something of a mix. I think there was a survey done and a number of parents are not comfortable sending their kids to school without some type of vaccine. The superintendent is faced with multiple challenges based upon the criteria outlined by the governor's office and how school opening is to be handled and how the school handles cleanliness and disinfect of the classrooms, the busses, cafeteria and all the areas in the school that need to be cleaned. Not sure how she is going to handle high school kids on the busses, then middle school kids on the busses, then elementary school kids on the busses; not sure has worked that out yet. I do know that she is planning for all possible scenarios, which is not an easy task, and that she may not know until a couple of weeks before school starts what direction they will go. It's a difficult situation
- Councilor Nagel asked Mr. Chapman if he has any information about the health of the teachers and administrative employees in terms of COVID?
- Town Manager Chapman stated that as far as teachers go they are off for the summer, so he doesn't know. As far as administration and employees that are that are working, he has not hear of any cases in the Board of Ed or general government.

B. Town Hall Project Update

- Town Manager Chapman stated we are very close to moving. In fact, the Board of Ed third floor is scheduled to be moving in on Thursday, followed by the second floor early next week and then finally, the first floor. There's still a lot of work to be done. Both the Fire Marshal and the building official have been over in that building repeatedly over the last couple of days trying to get all of the code compliance issues done. There was a major successful test of the electrical system and the generator recently as early as this morning. There still is a certification for the for the elevator that is required; that is to be done tomorrow and if everything goes right then, I think that other than a few loose ends for the code compliance aspect, the building, probably in part can be occupied. There are parts of the building, however, that are not going to be complete and they will not have the necessary code compliance improvements made. In some respects the having the COVID 19 situation happen at this time is probably a blessing because we're not going to open up the gymnasium at this point anyway. But there's quite a bit of work still to be done throughout all building and I know that the contractor is scurrying around and the subcontractors are, but I'm somewhat disappointed in the progress that's been made. We've had meetings recently with the chairperson of the project building committee Joe Harpie and with the code compliance individuals and with the IT individuals. We're trying to get everything done in a very short time and this week is that is the go or don't go week, but it looks more promising today than it did Friday. Like I said, the third floor, the School Department is scheduled to be moving on Thursday and that's still up in the air depending on how the elevator test and the certification goes. And then the other remaining issues that both the building inspector and the fire marshal have been, they've made up their punch lists and they're being worked on as we speak. I'm somewhat optimistic but also very cautious, we may we may have to delay and will know better, I would say by tomorrow night because that elevators got to be certified. Mark is here, along with Paul our new facilities manager slash IT director. I'm not sure who else, I think Joe Harpie may be on, but

I don't have the list. So I would turn over to Mark this point and he can update you as of two hours ago, I guess you could say. So Mark, take it away.

- Mark Schweitzer, with Colliers, stated architect has been doing his punch list and items for substantial completion and one of the things that hinges on substantial completion is the elevator. I would like to say that in the construction industry it's not normal to be scurrying around getting odds and ends done at the end, but it does happen. They have the lists from Fire Marshal, building inspector and architect and are working on completing them. The CO is expected to be achieved by this week. The gym will not be complete; gym equipment (scoreboard, and bleacher) is behind schedule due to COVID 19, not just happening to us, happening to everyone. Also, the partitions for the gym, multipurpose room in community center, Town Council chambers, Helen Nelson room and the conference room on the second floor are not in. The manufacturer shut down due to COVID 19 and half of the partitions are due to ship in mid to late August with the remaining half due to ship by the middle of September and once they are received they will be installed. Another thing that is not going to be complete is the Parks & Rec kitchen; there was a late approval for a hand sink that needed to get moved and that change delayed them about a week. As the town takes over the building, there will be temporary construction in place by the registrar of voters. There is a temporary guard rail outside the gym that is in place, and needs to be in place for the CO, which is there to prevent someone from walking off the grade and into the stairwell next the gym, was told that will be in next week. One of the issues with the new town hall is the drainage, the drainage runs into the current town hall drainage and two weeks ago there was flooding and part of the solutions is to push the rain water from the roof to the overflow drain. There is temporary piping to drain onto Mazzocchi Way. As touched upon, the upcoming events are the moving over the next two weeks and then the construction manager switches from phase one to phase two. So they put their measures in place as far as the temporary fencing and erosion sedimentation control, they will do the abatement of the existing town hall and then after the building is down, they will complete phase two by building the parking lot and refinishing the police station. Phase two is scheduled to start right after move in period, in August and run through the end of the year. Then they have a two month window in which will be the financial close and the paperwork close as far as getting all the town operations and maintenance manuals, the training of everybody the as built into the town. There are some issues that have come up that are actively being worked on. The capacity of the generator has become an issue, two weeks ago they did a test and they had to add load. It seems like it is overdesigned, getting design team to look at it and determining how much capacity can be put on.
- Town Manager Chapman stated that when he first arrived, he was led to believe that the generator was to power the entire town hall, however, the only items on the generator are the safety type alarm systems and so on. For example, the air conditioning and heating systems are not on the generator. You would think with the size of that generator, everything would be on it, but as it turns out, very little is on it and my understanding is that the architect, I guess, takes the position that it was never intended to power of the whole building. If you saw the generator you would have every reason to suspect that it would power the whole building, but it has very little on it. That is an issue that needs to be addressed. We want a building that can be fully operational during a long shut down of power either in the winter or summer. As it is right now, if there was a shutdown of power, there would be no air conditioning in the building, and we would not be able to operate. Sorry to interrupt, Mark...
- Mr. Schweitzer stated that another issue with the building is the operation of the flagpoles, they are mounted on the side of the building and there is a change order in place to illuminate the flags as they are on the building, but if they need to be lowered at half staff, the town employees need to be training on them and how to operate them. The grade outside the multiple purpose room is a little bit steep, they are putting in temporary measures until the turf is established, but I think the town needs to look into putting fencing there to keep people from rolling down that hill accidentally. That has been brought up with the architect and they are working on that.

- Town Manager Chapman stated that what you will find when you take the tour of the building is that the gymnasium has the ability to be divided with a portable wall system. So you could have two activities going on. There are bleachers on both sides of the wall, and say they could seat approx. 500 each side. If there were an emergency or you have some type of issue in the building, there is a possibility that the only easy way out of the building would be to exit in the far southeast side. The problem with that is there is a about a 15 step incline that you have to traverse to get away from the building. So, you walk or run out of the building and you immediately are facing a stairway that's taller than you, that you would have to climb. The problem that we see is that there's disabled people or strollers or elderly and that actually becomes the primary exit. Common sense, I think, says that it's not feasible to expect that 500 people or more exit that building safely. Now, we talked to our code compliance people and apparently there's no code that addresses this issue but logically I have real concerns that, as the public safety director, of people being trapped or trampled in that particular area if there were a bad situation on the western part of the gymnasium. So when we take the tour, you'll get a better understanding, but I just want you to know, don't be surprised what you see over there because it's unusual to say the least.
- Mr. Schweitzer stated that at various elevations there is some cast stone material that has developed cracks at various locations around the building. The manufacturer has been at the building to address the cracking and there should be a change order to fix the problem. There is no vestibule at the human services entrance. At the entrances to the town hall, there is an outer door and inner door to keep the cold/hot air in. Above human services, and on top of the gymnasium are mechanical units on top of the roof that can easily be seen from the library parking lot, there is no screening like there is on the top of the town hall.
- Town Manager Chapman stated that he questioned the screening being installed on the third floor, when realistically the only way you would see the mechanicals is if you were flying over the building. We spend \$300,000 on screening up on the third floor where no one can see anything and we have no screening where you can see the units from Garfield Street and the parking lot. Again, I don't know how this came about, this was a decision made before I got here. We are spending all this money on a building and some would say it looks like a factory.
- Mr. Schweitzer stated the last item is that there are areas around the building that the wireless access points inside the building and security cameras on the outside of the building that are, in the opinion of some people in the town hall, in the wrong locations for what they are intended for or what they are supposed to be intended for. There are cameras and access points underneath canopies where the town hall uses to gain access. It should be on the side of the building instead of underneath, so this is something that needs to be addressed.
- Town Manager Chapman stated now let me just interrupt. Again, this has been brought up by our staff repeatedly at least since I've been here and the work just continued on, even though you have in one particular location, a security camera, that you could reach up and pull off the side of the building right now without a ladder. They're not aimed in the right direction or the wiring now, or it's going to be have to be moved somehow through wire mold or whatever so it's not going to look good. Meanwhile, you're going to have to have holes that have to be patched that have wires extending out of them right now. This was all brought up, but it was just ignored because the plans called for them to be in a certain place, and that's the way it is. Again, it's very frustrating when we're trying to make this building a nice building and you end up with flaws already being built into it.
- Mr. Schweitzer stated that is his list of issues and concerns.
- Town Manager Chapman stated that he provided a list of issues that he received from the Fire Marshal and building inspector to the council members. A lot of that has already been accomplished, but just as of today, there's new items that are now on the fire marshals list and I have requested that they sign off that this building is in fact Substantially Complete and meets all

the codes prior to us moving in there. So we're coming down to the wire here and I'm supposed to sign off on a substantial completion which I will not do until my code compliance officers, tell me it's safe for that for us to be moving into that building

- Councilor Camillo stated that back in January, you [Mark] were in here at a town council meeting and I had asked for a list of errors and omissions, we never saw that. You're looking for a CO so people can occupy the building. But are they going to be able to do their jobs? You have a generator that is undersized...
- Town Manager Chapman stated that it is oversized and not hooked up to much at all.
- Councilor Camillo stated ok, it is oversized, we've got all these problems and you're our representative to work with contractor and the architect. Correct? And, and you looked at all this stuff before the project started and you could have pointed it out to them. Correct?
- Mr. Schweitzer stated that he was brought in at the beginning of construction.
- Councilor Camillo stated that you still had to look at the whole project as a whole and say they bring us all back to the table. What I'm trying to say is we've got a lot of things left on the punch list, yes to building maybe almost complete, but we can't work in it.
- Mr. Schweitzer stated that the plans that they were building to were signed off on and they might not be to everybody's liking. I don't know how it got to the plans got approved to go out to bid, but the plan that went out to bid are the plans that are being built. There have been changes to them as we've gone along, but these were the approved plans that went out to construction.
- Councilor Camillo stated Right. But as you look at them right from the beginning. You can see there were problems, flaws and you were representing us...
- Mr. Schweitzer stated that there are building that have wireless access points under canopies and security cameras under canopies.
- Councilor Camillo stated that he is worried. Your company will be working with the Board of Ed on the Anna Reynolds project and afraid of what the finished product could be. He would also like that list.
- Mr. Schweitzer stated he forward it to the town manager.
- Mayor DelBuono asked Mr. Boutot to weigh in on the discussion.
- Paul Boutot stated that he wanted to give everyone an update on most of the items that we covered as far as during our walkthrough. I basically reported as we went along. Today was a little bit of a disappointing day as well. Myself and Keith were walking around the building and we came into contact with Downes Construction, QA and M, the architect and asked about the wireless access points of the cameras that are on the building and are not located in the right locations, or someone made a change to the locations on their own, didn't clear it with us or didn't ask us, our opinion on it and we were basically told after we I had also spoke with electrician. The electricians were telling their subcontractors to install the cameras where they were at and that was part of the contract and they needed to have them installed so they can get paid. When we brought that up to the attention of QA and M today, we were told that they were issued in the instructions to Downes and they were issuing it out to the electricians to install the cameras, regardless of where the locations are, whether they meet our needs or not, and that is because they were contractually obligated to install something at that location. It's sad, but that's what we were told, we kind of walked away from, or at least I walked away from that discussion because got a little heated. But again, just trying to look out for our interest on here. Here is one photo of the junction box that we can put up on the slide. During the walk through, we heard at some point during the construction project that someone drilled through a pipe and hit our feeder wires coming into the building. Apparently, they contacted an electrician and the price was not in line with what they wanted to pay, so they fixed the problem themselves and put a junction into a wall that we identified for future growth. They consider this an acceptable construction repair and we have to live with it. The construction folks build according the plan they have and unless the architect or design team change something, it doesn't get changed. That is what we have been

dealing with. We are dealing with design issues now with the generator; less than 25% of the building is connected to the generator and again its only life safety and the data rooms were added because they weren't originally on there. We can add things on to the generator, but that will cost money because you need to feeder wire and transfer switches. We have asked what needs to be done to have the generator support the entire building, but have not received an answer on that. I have also heard from people on the site that the electrical has been the biggest issue chasing down changes because they were occurring daily.

- Mayor DelBuono stated that making changes would be the design team, not the electrician. Correct?
- Mr. Boutot stated that is correct. A lot of this is design. BTC did the electrical design. One of the people they hired state that when they submitted the electrical drawings, there were only 50% complete, yet they went up to construction drawings and signed off on.
- Councilor Donahue asked if it was a communications wire that they cut through.
- Mr. Boutot stated not a communications wire, it was actual wire going from the main electrical room upstairs working its way to a panel. When drilling, the nicked a wire and instead of pulling the wire and rewiring and making the building whole, that is considered to be....
- Councilor Donahue stated because code states you can't hide a junction box.
- Mr. Boutot states that it is not hidden, it is visible on the wall, that is what were are showing you, but we lose the ability to make use of that room however we see fit. They see it as an acceptable repair, it is a junction box, they actually put a junction box inside the room, on our wall that could have been used for future electrical panels, possibly a door access controls, anything that you would need for data or telecommunications, but we do have a section, you know, we probably lose a third of the wall of that juncture.
- Councilor Donahue stated that it looks like a piece of sheetrock over plywood,
- Mr. Boutot stated that this is a metal electrical box.
- Councilor Manke stated that it's not what is expected. If it was my house and they put a panel box in middle of my wall I'd be pretty upset.
- Councilor Camillo stated that if this was any other building or homeowner in town they wouldn't get approval so please finish the job Mark.
- Town Manager Chapman stated that he wants to advise the council, that we are moving in, if the TCO is granted. But the condition of the building is not new building in some areas. Some of the floors have not been sealed and are not clean. Trying to give you a heads up when you go over to see it and will be somewhat disappointed as I am. This is, this was a very expensive building it should be perfect and it's far from that in many respects.
- Mayor DelBuono stated that don't we have a right to not move in at this point, or it that a cost to us? If you don't deem the project substantially complete in terms of our ability to utilize the building for what it's intended. So if the gyms not able to be used, that's, you know, that's like almost two thirds of the building and we can't utilize that, then at what point are we able to say whether we believe it's substantially complete or not. And what are our grounds moving forward for that.
- Town Manager Chapman stated that is when you get the town attorney involved. Because, you know, from a code perspective, if all of the codes are in compliance, than you could move into the building, but substantial completion is the question that I have, that if we can't use the entire building for its intended use, then in my book it's not ready. But if we refuse to move in, and if we go to war on this matter, we run the risk of having to pay \$48 - \$50 thousand a month for every month that this is delayed where the Old Town Hall can't be demolished. The quality inspection by the architect, because that's who designed this building, is lacking greatly. I don't necessarily find fault with Downes, or with Mark or the subcontractors because again they're working from plans that may or may not be properly drawn. As Paul points out, he's over there trying to do their job for them and he's being ignored. So we're going to have holes and wires and

patches and all that type of thing in a brand new building, it's like buying a car and have the front fender banged up.

- Mayor DelBuono asked Mark if he can weigh in on that in terms of the substantially complete piece. You probably have more experience certainly that I do in terms of what is considered substantially complete, when is it not, and what are our grounds for that.
- Mr. Schweitzer stated that it is beneficial use. It is the town's prerogative if they want to not accept the excluded areas. I would check with the town attorney regarding that. But it is beneficial use as in can you operate as the plans intended in the areas. But if you choose to exclude areas, you cannot use those areas, they cannot be occupied and deemed not substantially complete.
- Town Manager Chapman asked Mark, if there are areas within the building that are not substantially complete and we have our old building where we use those facilities like the gymnasium, the 10 day move out and the penalty for not moving quick enough must be negated correct because we can't use parts of the building.
- Mr. Schweitzer stated that, again, he would check with the town attorney. But you would have use of the other areas. So, though the warranties would start on those other areas at the venture completion or the beneficial use; the warranties on the excluded areas would start when those were deemed substantially complete or you have your certificate of occupancy.
- Town Manager Chapman stated that if we want to use our gymnasium we can't and we use the old one, we can't be penalized because the new gym has not done so the old gym may be the only resource we have for programs. We need to discuss this with our town attorney. If there were more concern shown about the dilemma, maybe the tempers and so forth, would be more reserved, but we're getting backed into a corner here and it's no fault of the town whatsoever.
- Mayor DelBuono stated that on Facebook today the new town hall failed inspection. That is not correct? Right? The inspections that have been conducted we've passed, there are issues with code compliance, there is nothing wrong with the building itself. Is that a fair statement?
- Mr. Schweitzer stated that is a fair statement. There are area that are not complete but would have passed inspection, but they probably were not yet inspected. As a former construction manager, it would be: we know this area isn't complete, we're not asking to inspect it, but this is where we're at. We know we have to complete this and this item, is there anything else that we should be looking at.
- Councilor Budrejko stated that this question is for her own comfort level and its going to back to the water issue and the rains we recently had. You are 99% sure that the water issue is due to the two buildings feeding into one drainage system because I remember substantial conversations in the beginning, substantial dialogue regarding concerns with the water table on which the building was going to be built. There was substantial debate about whether they should even be a basement in that building because of all the concerns. So, are we certain that that is not the issue and the drainage is due to what you guys said it was due to?
- Mr. Schweitzer stated that the indicators are that it was backing up through the drain. That would lead me to belief that the water could not get out of the building into the storm water system. It was such a volume of water that is was backing up and as more water came into the system it would come back up through the floor drain.
- Town Manager Chapman stated that because of this situation, when you go on your tour, you are going to see plastic piping coming across the sidewalks going on to Mazzocchi Way pavement and those pipes will remain there until the entire system has been reconnected and until after the demolition of the old building is complete. So it's an area where you can use the sidewalks, somebody could fall over those and break their neck. It's not the first time we have had water in the building. We are told this is the second time and up until this weekend there is still dampness on the floor that has a sealing and that sealing may not adhere to the concrete. The gym has a raised wood floor and we believe that water was underneath that floor and depending on how

much water was there and how much it penetrated the underlayment it may end up that the flooring is going to be warped. We don't even know if all the water is out of there. If it have heavy rains again we could have this happen again but we are all moved in.

- Mayor DelBuono asked if there were any way to monitor or check to see if there is any water underneath the gym floor.
- Mr. Schweitzer stated that that they will be drilling for badminton pools, etc. But you can feel it along the edges that there was moisture under there.
- Town Manager Chapman stated again, that would be a flaw in the design of the water retention or control of the of the storm water and you know that, again, it's not the town's fault, certainly, but we may suffer the consequences.
- Paul Botout stated that he was there during that event and took photos that day. Downes Construction had commercial dehumidifiers in the building and dryers blowing throughout that building. So even a week after we still had remnants of water around certain rooms with water still appearing to be wet and seeping the gymnasium floor. Around certain sections of the outer edges had moisture still present on the concrete just by touch. We brought that to everyone's attention again when Downes brought an outside vendor in to test areas of the floor. What areas they tested, I'm not sure, but that might be something to follow up on especially if there is any type of warranty on the gym floor.
- Mayor DelBouno stated right. Agreed.
- Mr. Schweitzer stated that he made a request to Downes for that report.
- Councilor Donahue stated that he wants to go back to what Keith said about using the gym. We may not be able to use it until August?
- Town Manager Chapman stated that is correct, maybe beyond.
- Councilor Donahue stated that there is primary coming up in August and we use the gymnasium to vote. If we can't use the old building and we can't use the new building, where will people go to vote?
- Town Manager Chapman stated is a good question.
- Councilor Donahue stated he walked into NCTV and it's brand new carpet and it was squishy.
- Town Manager Chapmans stated that there was lots of carpet that was just damp. Some of it will be replaced, some of the others were just dry. Who knows, they said if the color stays, it will stay, not good.
- Councilor Camillo stated to Mark that he got a little heated under the collar and didn't mean to through him under the bus. I know the old town manager had a lot to do with the lack of communication amongst all of you and ff the building can't be occupied, where are the people and the other half going to go for phase two, when you start demolition? Because the whole point is to get this mostly done so you can start phase two.
- Mr. Schweitzer stated that they will be done, it has to be done. We are already starting phase two.
- Councilor Camillo stated that with the water problem, you might have a mold problem if it's not completely dry. There is a lot to think about. The building has to be dried and sanitized and cleaned when you have water like that. I know that some of the carpet was replaced, some wasn't and the gym floor is still wet. If there's mold under that floor and it gets into the ventilation system that's not good. We've got a lot to think about and it goes back to our architect too. I know you said this was done before you got there, but during the project about 70% complete there was a couple of items changed by our town manager changing the whole scope of the building.
- Town Manager Chapman stated former.
- Councilor Camillo stated former manager.

- Mayor DelBouno stated she wants to go back to the election questions. James, would you happen to know what the plan is for the election if there's an issue with not being able to use either location.
- Town Clerk Krupinski stated that the registrar's are required to notify me of their polling locations. They are proposed to use the multi-purpose rooms that are adjacent to Garfield Street as included as part of the community center itself. So they were they were looking at an entry point through the main Parks and Rec entry in between the kitchen coming through the multipurpose room and then back out to allow for social distancing and movement through that building, but that is proposed to be utilized for that election as well as November.
- Mayor DelBuono stated okay, thank you for jumping in. I glad to hear that there's a plan in place, at least if we do end up in this predicament.
- Councilor Manke stated that he is just disappointed. One of the reasons we would want a new town hall is because we had water leaks. And in the old gym the floors warped and the air quality in the town hall wasn't as good as it could be. And now I'm hearing that we have potential for a warped gym floor and again air quality issues because of wet carpet. I guess I'm concerned that we were, we spent this money are no further ahead than we were before. And it looks a little bit nicer, but we still we still going to end up with the same problems. Maybe not today, but somewhere down the road. That's going to affect the quality of the gym floor or the or the quality of the air, and so I'm a little disappointed to hear that even with this late date things still not ready to go and we're cutting holes in walls to put in a junction box where there's no need to have a junction box.
- Town Manager Chapman stated to just keep in mind also that with this water situation right now if we had a storm, similar to the one that we had several weeks ago, once were moved in the basement will be filled with records. The first floor will have file cabinets with records in them and depending on how bad the water infiltration become, we could have damage to records that are to be kept safe, dry and secured. We don't we don't know what's going to happen if we get two or three inches of rain
- Councilor Miner stated that we can go all the way back to one of the first big issues and that would be the generator. The generator was designed and within the specifications and plans, there should be an indication as to what is on for loads for the building with that size of a generator being a 600 kW generator. You're talking over 2100 amps, of which we use 20. So there is definitely an issue with what happened and how that happened. And I believe that's something that should be looked into because there's obviously something extremely wrong. As soon as I heard the size of that generator coming and now hearing that there wasn't anything on it there is no question, there is an issue. In terms of the water problem, yes, that could happen again. There is no doubt about it. Up until the final separation occurs that this warm water discharge is to the street versus into our existing sanitary system as the old town all good. So we've added all the roof drains from our new 7200 square foot building. I don't remember the overall footprint of square footage to this. It's overwhelmed. Now that we've identified and look backwards there have been substantial rains in a short period of time which overwhelmed the system. It's not an uncommon event that happens, especially these storms seem to be getting more and more serious in terms of severe, you know water drops and short periods of time. The only difference now is that I want to say that about 60 or 70% of the roof drains of the new town hall building and dump them into the overflows, which lead out to them to Mazzoccoli Way. Which is unsightly and yes a hazard. But, if they're blocked off and protected that would be the only way I would accept, leaving them there but that would be at least the greater opportunity to not have a future problem with a heavy rain in such a short period of time again. In terms of a large punch list and having been in the trades for 25 years, that's a very common situation at the end. And working as both an owner's rep, as well as a contractor on both sides of the table. I would not accept the building, unless it was perfectly cleaned, unmarked, unscathed before I was

willing to accept occupancy of it. And that's what I would expect out of anything of this size of a project. So I just, you know it is extremely frustrating to have these problems and issues brought up, but I think the greater problem that I have is a lot of these issues relay back to the plans. There were drawings on this entire building and the contractors job is to build to the plans. That's what this contractor does. That's what he's compensated for. If for some reason, and we said this early on in the whole planning of this project, you need to know what you want. I'm not going to try to even understand how they were missed. I mean, obviously, if there is a camera at a six foot elevation. Yeah, that that would be an issue. But how did they get there to begin with and were there written request for change. Because the process is, if an owner wants to have a change, it needs to go through the owners project manager, to the construction manager, to the design team to go ahead and make the change. If you're going to try to do anything verbally or anything other than a paper trail this is what you end up with. I just would be curious to see if there's anybody that has any knowledge to how some of this stuff got through to where we are basically a week away from moving in

- Town Manager Chapman stated that I think it has to be understood that all of the town staff was directed not to be involved in this project. There was no invitation or direction to have our code compliance people attend project building committee meetings. The facilities manager that was there at the beginning is no longer with us. The town manager that was there is no longer with us. Mark came on board after the plans were already accepted and the project had commenced. So, I think Chris is absolutely right. It would be interesting to know who did what, or who knew what, when, where, but unfortunately all of the staff, the entire town staff, other than the facilities director was basically told to stay away from that project and the decisions, from what I understand, were made with the town manager, the facilities manager and the architect. I think you have to look at who was there from the beginning and who has responsibility for the end result. It certainly isn't, I don't believe, is Colliers at least Mark, he came on board, even the architect, I believe, Chris came in after the fact. So all of the original cast of characters are gone, except for the architect.
- Mayor DelBuono stated that I have a couple of questions based on some of the comments you made earlier Mark when you were going through your presentation. I don't think that the cracks on the capstone that you mentioned, so in terms of cost related to them, the change order. Who's responsible for those costs if it wasn't designed properly or is it that the joints weren't put in properly, what's the deal with that.
- Mr. Schweitzer stated that a change order was submitted for that. At this point I want to see the backup as far as what they submit. They had the manufacturer out there to take a look at the cracking and I want to find out his response and then we can assess who is responsible for it from there.
- Mayor DelBuono stated that if it's the product is cracking it seems like it would either be a product flaw or a design flaw one or the other, but certainly not a town issue. I want to make sure we're, looking at that in terms of the cost and who's going to pay for that. And then also The need for the temporary fencing by the multipurpose room, how is that going to work?
- Mr. Schweitzer stated that it is a guardrail. I would not put temporary fencing there. It is a steep slope coming off a sidewalk. I would have the town look at it as far as it might not be required by code, but it may become a safety issue.
- Mayor DelBuono stated again, that seems like a little bit of a design issue as well. If it wasn't considered that that could be a dangerous.
- Mr. Schweitzer stated yeah, it if wasn't considered and brought to anyone's attention.
- Mayor DelBuono stated okay, yeah. And the, the generator piece, I'll just echo what everybody else has said. I sat on that committee all along and certainly I've been still attending since I became mayor as an ex officio member and that generator has been brought up so many times that I can't count and the fact that we're still struggling with that. There's just no excuse for it in

terms of, you know, the professionals that are making these recommendations does, how are we going to power a building with a generator. The size of, you know, half the town of Newington and only have lights and basic things on it and not the things that we truly need in case of an emergency. It's egregious. To think that that's where we're at right now at the end of this project. So I don't know what we're going to do with that. If there's such an additional cost to add things but you know we can't turn our back on it either.

- Mr. Schweitzer stated understood and as Paul said, it's a topic of discussion at each AC meeting every week and it's we've been basically stonewalled or, you know the answers haven't been forthcoming. Let's put it that way.
- Mayor DelBuono stated that okay, I see, like I mentioned earlier, there is a Chris O that's on the public side of this meeting. I'm not sure if that's Chris O'Neill or not, but if it is any wanted to speak Chris, you can raise your hand if there's any response to any of the comments.
- Town Manager Chapman stated that while you're waiting to see if it's Chris, I would like to just say that in the short time that I've been here I've worked closely with the chairperson of the Committee and from what I can gather it's been pretty frustrating for the committee as well and I don't understand why. You know they are very proud of being that that on that committee. Yes, these problems have been brought up over and over and every time there's an issue somehow, it turns out that it's a change order that costs us money which requires the committee to approve and they don't really have much choice if they don't approve it, it won't get done. So I just want to point out that show that I think it's done a good job, but they were limited on what we could accomplish.
- Mayor DelBouno stated that she agrees, very much so. Thank you Mark for your presentation. Thank you, Paul for your input and for everybody's discussion on the matter. It certainly is a struggle right now. And, you know, no doubt we'll get through it. But we have some steps to take for sure.

C. TPZ Referral - Sale of Barbour Road Property Adjacent to 49 Fenn Road So I just want to make that clear.

- Town Manager Chapman stated that this is a referral. It will go to TPZ and then come back to you
- Town Clerk Krupinski stated that leadership decided during agenda setting that we would simply handle this by the TPC referral first and then once the report comes back to council to decide whether or not to move forward with public hearing at that point. If the recommendation isn't to move forward with the sale, it doesn't make sense to hold a public hearing on it. So at this point, it's just simply the referral will wait to get that back from them. Hopefully by our next meeting will have that in our hands and we can move forward.

Motion by Councilor Manke

RESOLVED:

That the Newington Town Council hereby directs and authorizes the Town Manager to submit to the Town Plan and Zoning Commission for its report, in accordance with the Connecticut General Statutes, §8-24, regarding the proposed sale of property of Barbour Road, adjacent to 49 Fenn Road.

Seconded by Councilor Camillo. Motion passed 9-0 (roll call vote).

- Councilor Camillo stated that when I was on zoning last year, I believe this was brought up. We did an 8-24. I'm looking for and hopefully someone else is too. It took place probably between mid-summer and in the fall of last year
- Town Clerk Krupinski stated that I can say, I don't have a resolution that's listed in our index. It shows we took action and the TPC did make a recommendation that the Council refer it for their review prior to them moving forward with the application, but Council has not acted on this as of yet.

- Councilor Camillo stated that if the TPC has reviewed it, and it's brought back to the Council can we move it forward.
- Councilor Anest stated that we will have to have the public hearing.
- Councilor Manke stated that we just said we should move forward with the resolution at this point.

D. Revised Town Hall Site Plan

- Town Clerk Krupienski stated that as part of a prior 824 referral for the town hall site and the realignment of Mazzoccoli Lane, I'm sorry Mazzoccoli Way, my apologies the town needs to realign a small piece of parcel adjacent to Garfield Street to contain the new town hall structure within the site. So that map was originally supplied to you at the last meeting is on your screen at this moment that small parcel. We've already taken the 824 referral to TPZ and received it back. This is simply in front of you to approve the map and have that put on permanent record file in the town clerk's office.

Motion by Councilor Nagel

RESOLVED,

That the Newington Town Council hereby approves the map entitled "Abandonment Map Prepared for Town of Newington Showing Portions of Garfield Street and Mazzoccoli Way to be abandoned, dated 8/7/2019, prepared by the Bongiovanni Group, Inc." and directs Keith Chapman, Town Manager to have the referenced map placed on file in the Town Clerk's office.

Seconded by Councilor Manke. Motion passed 9-0 (roll call vote).

E. Discussion – 2030 Plan of Conservation & Development (POCD)

- Mayor DelBuono stated that a public hearing is scheduled for July 27, 2020 via Zoom.

VIII. NEW BUSINESS

A. Discussion – CIP Committee Review

- Mayor DelBuono stated that she will just start by saying that as we went through the budget this year and we really had some concerns over how the CIP plan has been working in recent years. I believe that it was initially intended to be a five-year plan and it has somehow kind of moved away from that over the years, in my opinion. So while we do discuss some projects, what we're really doing typically is discussing the current upcoming year and then talking about a couple other projects and of what we need to think about. If we wanted to consider it as a five year plan and really have a five year plan and each year, in theory, we would be adding to it and on the fifth year what we want to add. So that being said, it would take a lot of review and a lot of work to make some changes and make it work in the way that the Council would like it to. I think a subcommittee of the council, perhaps the members of the current CIP committee, could sit on it and then could discuss and bring back to the Council.
- Councilor Anest stated that she agrees and thinks that a subcommittee of the current council members and most of us on CIP, that the three of us that are on the Council have served on it before. I think we have a good grasp of how its proceeded over the last couple of years. So I think it would be beneficial if the subcommittee of the CIP of the Council get together, discuss it bring back some different proposals to the Council for discussion as a full body.
- Councilor Budrejko stated that discuss not just the immediate year, but 5-year plan, overall price; price in terms of bonding and rules as what is a capital expense. Hopes that model that comes back is used as a template and all CIPs for all departments can use it as a topic of discussion.
- Mayor DelBuono stated that we did have the original resolution that was used to form the committee back in I believe was 2006 if I'm looking at it correctly and at that time, it stated that the committee was to determine long and short term needs for capital projects in town and to make recommendations during the budgetary process as to what projects will be funded and in what order. So that was kind of their charge at that point, so we can reconsider that as well.

- Councilor Nagel stated as current chair, it has morphed into something other than what originally was intended. Which is partly stated by the resolution that you just pointed out from when was first to put together and that we need to concentrate on facts as opposed to just discussing and discussing and I know the three of us that are the council, members that are on CIP will do that so that we can make at least some changes that maybe don't require changing the Charter to come forth and be able to institute those for this coming year. It's always been a question to me as to what belongs on it, what doesn't and I do think solidifying, clarifying and also determining whatever may be and why we have more than one CIP. Why are they separate and can't they handle some of the things, and also some of the things that are on the present CIP listings over several years seem to be something that can go into managing a budget as opposed to being put on Special Projects, as opposed to something that's ongoing, year after year after year and also I think this is an excellent time to really zero in on this because, indeed, we are funding, we do have a debt, which we haven't had before. I know we can manage it and we have new large projects that are coming down the line. That will be a need to be funded or approved by the town referendum and we need to clarify what we have here so that those projects which don't go over whatever cap. Granted, they are important. We like to hear them But by the same token, that is something for somewhere else, as opposed to a discussion for a committee that that really can't do anything about them. So I am, pleased to see that we're moving in this direction and we'll look forward to doing it and doing it efficiently so that we can at least institute some things by the next budget season.
- Councilor Manke stated that I agree we should form this committee and review the process. This is something we should study every year, I've been on the Council, it's always been a question, what's on, what's off. I think we should include the finance director, the town manager as part of that committee with a vote or not, but a part of that committee. I think because those three people have gone through the process just recently they might be the best ones come back with some recommendations to the whole council of we can we can look at and it is certainly time we studied this and now before we get into budget season is important. So I would, I would say we should move forward with this.
- Councilor Nagel stated that indeed we do want the input of the town manager and to have the those on the town side that our employees to be able to have input and also to give us some guidance as to what the town managers vision is to what this may be. And of course, it's up to us on the committee to determine what form we would like it to be, to be more efficient. But indeed, it would be reckless for us not to include and to see what plan or what ideas he has to add to the mix that we may already have or will come up with in the meetings that we have.

B. STEAP Grant Application

- Craig Minor stated that STEAP stands for Small Town Economic A Program. Governor announced on Friday that STEAP program is back. Town can only apply for one grant. Maximum grant allowed is \$128,205, not much money, but a local match. Newington on agenda to get a \$200,000 grant for Constance Leigh Drive. I asked it was possible to swap this to another project.
- Councilor Miner stated that he is in favor of doing the New Britain Avenue project.
- Councilor Budrejko stated that she favors the New Britain Avenue project, nice tie into Robbins Avenue, can come together as a more complete package, maybe even include Maple Avenue to get bike paths.
- Councilor Anest asked what could be done with the money at the north end of town?

C. Discussion – Transition Academy Relocation

- Town Manager Chapman stated that the transition academy is currently housed in temporary buildings in the senior center parking lot. Lease with the academy is currently up. Academy has

concerns with noise and demolition; not have students in new town hall. Opted to keep them in the temporary buildings until the demolition is done.

IX. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)

A. Appointments - Mill Pond Park Pool PBC

Motion by Councilor Manke

RESOLVED:

That the Newington Town Council here by makes the following appointment(s):

7 members
2 NTC
2 Board of Parks and Recreation
3 Public members

Name	Address	Party	Term
NTC Rep: John Donahue	28 Maple Hill Avenue	R	NTC Term
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term
Board of Parks & Recreation Rep: John J. Bottalico	37 Valley View Drive	R	Board of Parks & Recreation Term
Board of Parks & Recreation Rep: Don Woods	82 Ivy Lane	D	Board of Parks & Recreation Term
Public Rep: Garret Havens	113 Stoddard Avenue	R	7/14/2020 – 1/1/2050
Public Rep: John Bachand	56 Maple Hill Avenue	R	7/14/2020 – 1/1/2050
Public Rep: Philip Knowlton	44 Cinnamon Road	D	7/14/2020 – 1/1/2050

Seconded by Councilor Anest. Motion passed 9-0 (roll call vote).

X. TAX REFUNDS (Action Requested)

A. Approval of July 14, 2020 Refunds for an Overpayment of Taxes

Motion by Councilor Budrejko

RESOLVED:

That property tax refunds in the amount of \$916.97 are hereby approved in the individual amounts and for those named on the “Requests for Refund of an Overpayment of Taxes,” certified by the Revenue Collector, a list of which is attached to this resolution.

Seconded by Councilor Donahue. Motion passed 9-0 (roll call vote)

XI. MINUTES OF PREVIOUS MEETINGS

- A. June 18, 2020 Special Meeting Minutes
- B. June 23, 2020 Regular Meeting Minutes
- C. June 30, 2020 Special Meeting Minutes

Motion by Councilor Manke to approve the above minutes. Seconded by Councilor Anest. Motion passed 9-0 (roll call vote).

XII. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER

- Town Manager Chapman stated that he wanted to let everyone know a COVID testing event will take place on July 29th from 9 a.m. - 2 p.m. at Constitution Square it is self testing nasal swab, bring ID and insurance card.

XIII. COUNCIL LIAISON/COMMITTEE REPORTS

- Councilor Anest stated that the Newington Housing Studies group discussed 16 different approaches to do what we need to do to get to 10%. Our next meeting is the third Monday in August. Lot's to consider, positive approaches, need to educate the residents of what affordable housing is.
- Councilor Budrejko stated at the TPZ regulation to allow brews and brew pubs in industrial zones. Also, starting to look at chicken regulations in town. Current regulation prohibits chickens if less than 5 acres. Looking to see if needs to be amended.

XIV. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone) (3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)

- Rose Lyons, 46 Elton Drive stated that she paid her taxes. Trying to participate by Zoom process. Surprised to see cost of Anna Reynolds rise from \$14 million to \$35 million. Wondering what is being done to improve ADA compliance at Churchill. STEAP Grant is a great thing, hoping someone is keeping an eye on the project. I'm hoping that when people were cited for blight that they're also being given some direction, perhaps to apply for some monies. As far as CIP, try to speak to Tom Bowen and see what the original intent; would like to see town council meeting minutes verbatim. Not surprised by what is happening at the town hall. It was obvious sitting there watching what was going on, that the meetings that were being held outside of the committee even committee members weren't privy to what was being said. Let's stop pointing finger and get the project done.

XV. REMARKS BY COUNCILORS

- Mayor DelBuono asked the Town Manager to do some mold testing in the new building. Need to keep our people safe.
- Councilor Miner stated that there was initial testing done.

The council adjourned to Executive Session at 9:24 p.m.

XVI. EXECUTIVE SESSION

A. PERSONNEL ISSUES: Town Staffing Levels

Motion by Councilor Anest

RESOLVED,

That the Newington Town Council, in accordance with CGS §1-200(6)(A) hereby moves to go into Executive Session and invites the Town Council members, the Mayor and Keith Chapman, Town Manager to discuss a Personnel issue: Town Staffing levels.

Seconded by Councilor Manke. Motion passed 9-0.

B. REAL ESTATE ISSUE

Motion by Councilor Manke

RESOLVED,

That the Newington Town Council, in accordance with CGS §1-200(6)(D) hereby moves to go into Executive Session, and invites the Town Council members, the Mayor, Keith Chapman, Town Manager to discuss a Real Estate matter.

Seconded by Councilor Anest. Motion passed 9-0.

Executive Session ended at 10:05 pm

XVII. ADJOURNMENT

Motion by Councilor Manke to adjourn the meeting at 11:00 p.m. Seconded by Councilor Camillo.
Motion passed 9-0.

Respectfully submitted,

Susan Gibbon
Council Clerk